

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON SEPTEMBER 10, 2024**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on September 10, 2024, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

The following individuals addressed the Council under citizens' comments:

Ernest Snyder- 5324 Stonewood Drive, Smyrna "In Opposition to Queencliff Ct Development"

Mayor Reed then called the meeting to order at 5:05 p.m. The invocation was led by Smyrna Police Department Chaplain, Jim Hunt, and the Pledge of Allegiance was led by Girl Scout Troop 167.

The roll was called by the Town Clerk and the following Town Council Members were present:

H.G. Cole
Gerry Short
Tim Morrell
Steve Sullivan
Racquel Peebles
Vice-Mayor Marc Adkins
Mayor Mary Esther Reed

4. Approval or Correction of Minutes of the August 13, 2024 regular meeting, the August 27, 2024 special called meeting, and the August 29, 2024 workshop meeting of the Town Council.

The Town Council first considered a motion by Vice-Mayor Marc Adkins to approve the minutes of the August 13, 2024 regular meeting, the August 27, 2024 special called meeting, and the August 29, 2024 workshop meeting of the Town Council. The motion was duly seconded by Council Member Steve Sullivan. Following discussion, the motion was approved 7-0.

5. Correspondence/Communications.

There were no correspondence/communications to be presented to the Town Council at this time.

6. Awards and Recognitions.

There were no awards/recognitions to be presented to the Town Council at this time.

7. Consent Agenda.

The following Consent Agenda items were next presented for consideration by the Town Council:

- a. Approval of the terms of, and authorization for the Mayor to execute, an amendment to the agreement with Premise Health relative to sharing expenses for the wellness center between the Town of Smyrna, the City of LaVergne, and Unipres.**
- b. Approval of the terms of, and authorization for the Mayor to execute, a fee letter with SSR for a capacity study at the Water Treatment Plant.**
- c. Approval of the terms of, and authorization for the Mayor to execute, a letter of agreement for the Sewer Rehab, Basin A Construction, Inspection and Grant Administration.**
- d. Approval of the terms of, and authorization for the Mayor to execute, a rental agreement with the Sciencenter for the "Gear Up" exhibit.**
- e. Approval of the terms of, and authorization for the Mayor to execute, a contract with Sports Surface Pros, LLC to paint and stripe pickleball courts at the Smyrna Outdoor Adventure Center.**
- f. Approval of the terms of, and authorization for the Mayor to execute, a contract with Rackley Roofing for replacement of the roof on the Justice Center Building.**
- g. Approval and authorization for revisions to the Use of Force, Vehicle Pursuits and Promotional policies for the Smyrna Police Department.**
- h. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with TDOT Local Programs for the Enon Springs Sidewalk Project to September 30, 2025.**
- i. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with Jani King to clean Town Hall and other buildings.**
- j. Approval of the terms of, and authorization for the Mayor to execute, Amendment No. 1 with Energy Land & Infrastructure for the Weakley Lane Improvements Project.**
- k. Approval of the terms of, and authorization for the Mayor to execute, Change Order #9 and Change Order #10 with Cleary Construction for the Genie Lane Extension Project.**
- l. Consideration and authorization of a list of items to be auctioned through online surplus sale with GovDeals.**
- m. Approval of the terms of, and authorization for the Mayor to execute, a Construction Agreement with CSX for sidewalk and curb improvements at Washington Street.**
- n. Approval of the terms of, and authorization for the Mayor to execute, an employment agreement for the position of Town Attorney.**

Following discussion, Council Member Racquel Peebles requested to remove items "g." and "m." for individual discussion and vote. At this time, Council Member Steve Sullivan made a motion to approve and adopt the remainder of Consent Agenda items and to authorize the Mayor to execute said documents. Said motion was seconded by Vice-Mayor Marc Adkins, and after further discussion, approved unanimously.

Upon further discussion of Consent Agenda item “g,” Council Member Tim Morrell made a motion to approve and adopt this item. Said motion was seconded by Council Member Steve Sullivan and subsequently approved unanimously.

Next, Consent Agenda item “m” was discussed individually. Council Member Gerry Short made a motion to approve and adopt this item and to authorize the Mayor to execute said document. Said motion was seconded by Council Member Racquel Peebles, and upon further discussion, approved unanimously.

A copy of said documents referenced on the Consent Agenda are attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “1”.

8. Old Business.

a. PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 73, Parcel 19.02.

The Town Council next considered a Resolution relative to a Plan of Services for property located on Tax Map 73, Parcel 19.02. The recommendation of the Planning Commission was that the request be approved.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Tim Morrell made a motion to approve said Resolution. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 6-0-1, with Vice-Mayor Marc Adkins abstaining from the vote.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “2.” (Resolution #24-16)

b. PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02, requested by Kyle Griffin with CSDG on behalf of Bryan Scott and Angela Dawn Helton containing 115.46 acres. The property is located at 140 Queencliff Court.

The Town Council next considered on second and final reading an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02, requested by Kyle Griffin with CSDG on behalf of Bryan Scott and Angela Dawn Helton containing 115.46 acres. The property is located at 140 Queencliff Court. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. A traffic study will be required to be submitted. Any improvements recommended by the traffic study must be completed by the developer.

- ii. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA for any necessary LOMA or LOMR applications.
- iii. The no disturb buffer area along the common property line with the Stonewood development must have a dimension of at least 50’.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Richard Stevenson, 1031 Marietta Street NW, Atlanta, spoke on behalf of the developer and in favor of the agenda item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Tim Morrell made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “3.” (Ordinance #24-30)

c. Consideration of a Resolution in Memorandum of Ordinance #24-30 relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02.

The Town Council next considered a Resolution in Memorandum of Ordinance #24-30 relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02. This is a housekeeping item that accompanies all annexation requests.

Following discussion, the agenda item was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “4.” (Resolution #24-15)

d. PUBLIC HEARING: Consideration of an ordinance amending the approved PRD on Tax Map 28, Parcel 44.24 requested by Spencer Sanders on behalf of Sam Ridley Apartment Partners WB, LLC. The property requested contains 39.11 acres and is located on Sam Ridley Parkway, West and Motlow College Boulevard.

The Town Council next considered on second and final reading an Ordinance amending the approved PRD on Tax Map 28, Parcel 44.24 requested by Spencer Sanders on behalf of Sam Ridley Apartment Partners WB, LLC. The property requested contains 39.11 acres and is located on Sam Ridley Parkway, West and Motlow College Boulevard. The recommendation of the Planning Commission was that the request be approved with the condition that an updated traffic study be

submitted, as the previous study was submitted over five years ago. Any improvements recommended by the study will be required to be completed by the developer.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding this agenda item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Tim Morrell made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved unanimously.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Ordinance #24-31)

There were no further old business items for the Town Council to consider at this time.

9. New Business:

a. Planning Commission Report:

There were no new planning items before the Town Council at this time.

b. Consideration of an Ordinance relative to a Budget Amendment for FY '24-'25 for the Rock Springs Road Improvements from Mable Farms to Cooks Lane.

The Town Council next considered on first reading an Ordinance relative to a Budget Amendment for FY '24-'25 for the Rock Springs Road Improvements from Mable Farms to Cooks Lane.

Following discussion, Council Member Gerry Short made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 7-0.

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Ordinance #24-33)

c. Consideration of an Ordinance amending the Town's Stormwater Ordinance in order to comply with the new Tennessee Department of Environment and Conservation requirements.

The Town Council next considered on first reading an Ordinance amending the Town's Stormwater Ordinance in order to comply with the new Tennessee Department of Environment and Conservation requirements.

Following discussion, Council Member Tim Morrell made a motion to approve said Ordinance on first reading. The motion was duly seconded by Vice-Mayor Marc Adkins, and following further discussion, was approved 7-0.

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Ordinance #24-32)

d. Consideration of the appointment of one (1) member to serve on the Rutherford County Library System Board for a term of three (3) years ending in June 2027.

The Town Council next considered the appointment of one (1) member to serve on the Rutherford County Library System Board for a term of three (3) years ending in June 2027.

Following discussion, Council Member Steve Sullivan nominated applicant Lisa Brewer to serve the abovementioned term. There were no other nominations at this time. The nomination was confirmed unanimously by Council Members.

There were no further New Business items to be considered by the Town Council.

10. Other.

11. Status Reports.

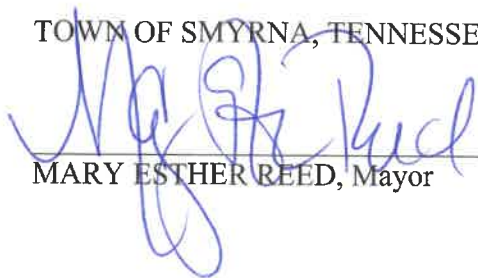
Finance Director and Assistant Town Manager, Rex Gaither, presented Council with August State Shared Tax and August Local Sales Tax numbers.

12. Announcements.

Mayor Reed and other Council members, as well as Interim Town Manager & Town Attorney, Jeffrey L. Peach, recognized various Town employees for a job well done; spoke of attendance at various community events and also extended well wishes, congratulations and condolences to various individuals.

Without objection, the meeting was adjourned at 6:15p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST:



AMBER HOBBS, Town Clerk